

February 28, 2023

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: MBIA Letter of Support HB 852 Land Use – Expedited Development Review Processes for Affordable Housing – Application to Religious Organizations

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 852 Land Use – Expedited Development Review Processes for Affordable Housing – Application to Religious Organizations**. MBIA Supports the Act in its current version.

This bill would require that a county expedites affordable housing review processes and consider application exemptions for religious organizations. MBIA supports this measure. Maryland currently faces a housing shortage of approximately 120,000 housing units over the next decade. The national Association of Homebuilders reports that the estimated rent of a Maryland Housing Units is more than 30% of household incomes state wide with 25% of people spending more than 50% of their income on housing. In order to address this problem we need a concerted effort to make housing available, and affordable to the residents of this state. This bill is an important first step in addressing this problem as it relieves some of the process burden for construction these desperately needed housing units. More than 50% of residents of the state of Maryland report that lack of housing availability is a major problem. MBIA supports any effort to create more housing units without the long and expensive regulator burden often imposed by individual jurisdictions.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee